


SCHEDULE "G"**HARMONIZED SALES TAX AND NEW HOUSING REBATE**

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (the "**New Housing Rebate**") in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:
 - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
 - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
 - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property (the **GST/HST "New Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.


Purchaser


Purchaser
owner formula 1-3


Vendor


6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.
7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely \$449,028.11. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.
8. ~~Due to maximum allowance of GST/HST Rebate, Purchaser acknowledges that an additional cost of N/A representing the difference between GST/HST actually payable on the transaction and GST/HST calculated at 5.2% shall be incurred and payable on closing.~~
9. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Ottawa this 15 day of February, 20 20


PURCHASER


PURCHASER

VALECRAFT HOMES LIMITED


PER:

February 21, 2020
DATE:

PROJECT: Rathwell Landing LOT: C13

SCHEDULE "M"

LOT: C13 PLAN: 4M-1589 SITE: Rathwell Landing
MODEL: 130 Std Lewis CLOSING DATE: March 17, 2020

SCHEDULE "M" to the Agreement of Purchase and Sale between Valecraft Homes Limited,
Vendor and Gregory Herrick Lobo and Sushma Margaret Lobo Purchaser (s).

The Purchaser(s) acknowledge and understand that they are purchasing a Model Home and that the discounted purchase price reflects the normal wear and tear of a model home. As such the Purchaser(s) agree that no repair or remediation shall be carried out by the Vendor in regards to normal wear and tear and/or minor scratches and blemishes to interior finishes including, but not limited to, hardwood flooring, ceramic floor tiles, countertops, and all painting finishes.

Furniture and decorator items shall be removed from the home prior to closing and the sales office portion returned to a garage.

The following items are included in the purchase price of \$472,000.00
Kitchen appliances ^{is as} as placed

Dated at Ottawa this 15 day of February, 20 20

Viktor S. Lobo
Witness

Herrick
Purchaser

Viktor S. Lobo
Witness

Sushma
Purchaser

VALECRAFT HOMES LIMITED

[Signature]
PER

February 21, 2020
DATE:

SCHEDULE "O"

Purchaser acknowledges that the Vendor's Model Home contains numerous upgraded features and options which are not included in the base price. The base price includes those features as outlined in Schedule "B".

All options and upgrades contained in the Model Home are available as extras. The Purchaser has the opportunity to purchase any or all options or upgrades as viewed in the Model Home so as to permit the Purchaser to customize their home in accordance with their particular needs or preferences.

SCHEDULE "O" to the Agreement of Purchase and Sale between Valecraft Homes Limited,

Vendor and Gregory Herrick Lobo and Sushma Margaret Lobo

Purchaser (s).

Dated at Ottawa this 15 day of February, 20 20

Victoria E. Han
Witness

Herrick
Purchaser

Victoria E. Han
Witness

Lobo
Purchaser

PROJECT: Rathwell Landing

LOT: C13

VALECRAFT HOMES LIMITED

ABL
PER

February 21, 2020
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Gregory Herrick Lobo

Business Address: CIBC 1-1365 Baseline & Clyde Ottawa, On K2C 3G1

Business Telephone Number: 613-274-3560 x 347

Home Address: 2413 Regatta Ave. Nepean, On K2J 0T8

Home Telephone Number: 613-700-5314

Occupation: Financial Advisor

Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type: Driver Licence

Number: L6027-30246-80509

G.L.
Purchaser

Sobo
Purchaser

(2) Full Name: Sushma Margaret Lobo

Business Address: 350 Albert St.Suite 800 Ottawa On,K1R 1A4

Business Telephone Number: 613-700-1027

Home Address: 2413 Regatta Ave.Nepean, On K2J 0T8

Home Telephone Number: 613-700-1027

Occupation: IS Auditor

Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type: Driver Licence

Number: L6027-72867-45208

G.L.
Purchaser

S.L.
Purchaser



Ontario

Driver's Licence

Permis de conduire

ON

CANADA

1,2 NAME/NOM

LOBO,

GREGORY, HERRICK

8 2413 REGATTA AVE

NEPEAN, ON, K2J 0T8

4d NUMBER/
NUMERO

L6027 - 30246 - 80509

4a ISS/DEL

2019/09/11

4b EXP/EXP

2021/05/09

5 DD/REF

GN1879134

16 HGT/HAUT

172 cm

15 SEX/SEXE

M

9 CLASS/
CATEG

G

12 REST/
COND

X



3 DOB/DBN

1968/05/09

Signature: *Gregory Herrick*

15027 30246 80509

1968/05/09

Signature: *Herrick*

RL
6+ C13
4M-1589
dated: February 15, 2020

S.L.

9L



Ontario

Driver's Licence
Permis de conduire

ON
CANADA

12 NAME/NOM

LOBO,

SUSHMA, MARGARET

8 2413 REGATTA AVE

NEPEAN, ON, K2J 0T8

4a NUMBER/
NUMÉRO

L6027 - 72867 - 45208

4b ISS/DEL

2019/07/12

4b EXP/EXP 2021/02/08

5 DOIR/REF

GL3254726

16 HGT/HAUT 157 CM

15 SEX/SEX

F

9 CLASS/
CATÉG

G

12 REST/
COND

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Margaret Lobo

3 DOB/EN 1974/02/08

RL

Unit C13

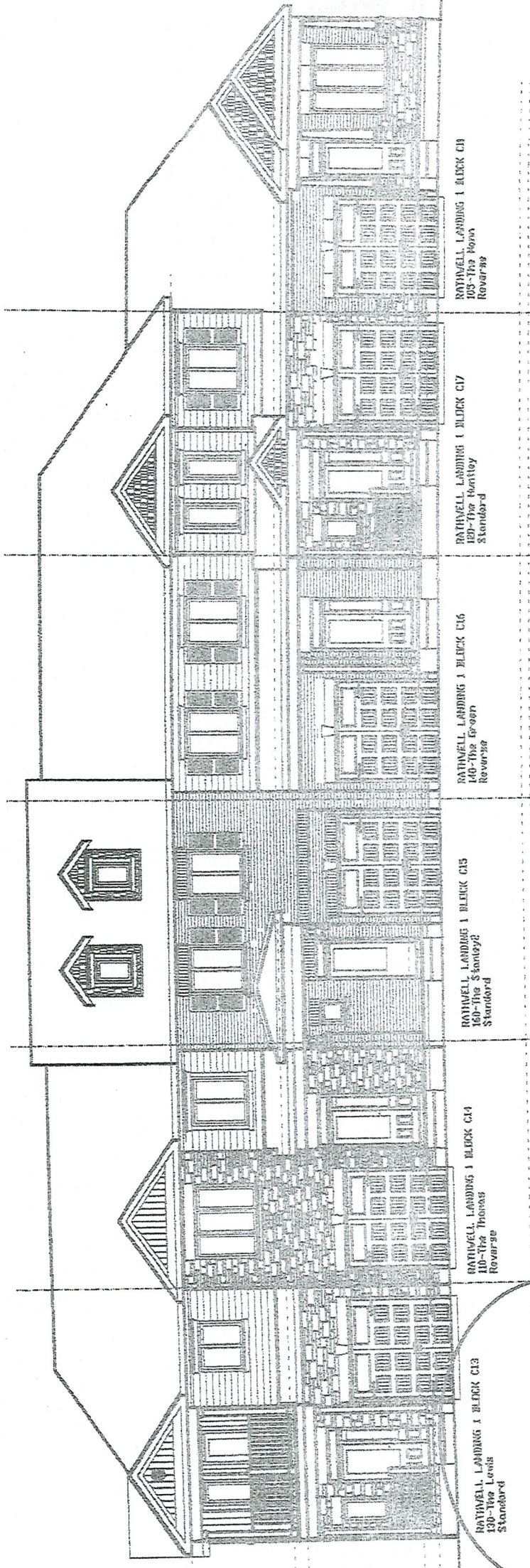
4M-1589

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dated: February 15, 2020

SCHEDULE H



Valecraft



HOUSING LTD.

RATHWELL LANDING - Phase I

PLAN: 4M-1589

LOT: C 13

PURCHASER Gregory Herrick Lobo
Sushma Margaret Lobo

DATE: Feb. 15, 2020

Block C Rathwell Landing

All dimensions are approximate.
Exterior illustrations are artist concepts only and may not be as shown.
E & OE, plans, materials and specifications are subject to change without notice.
Actual useable floor space may vary from the stated floor area.
E & OE Jan 13th 2017

SL

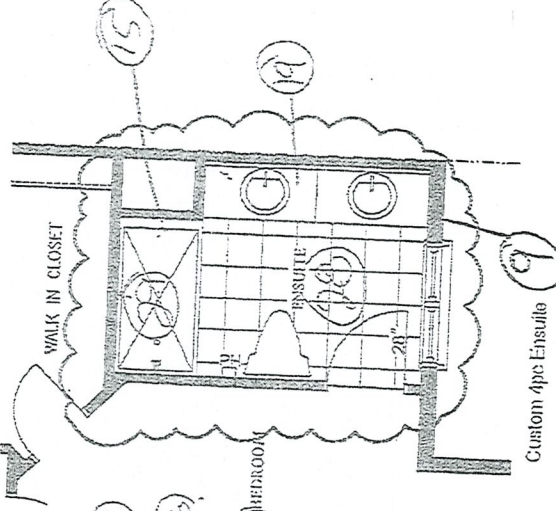
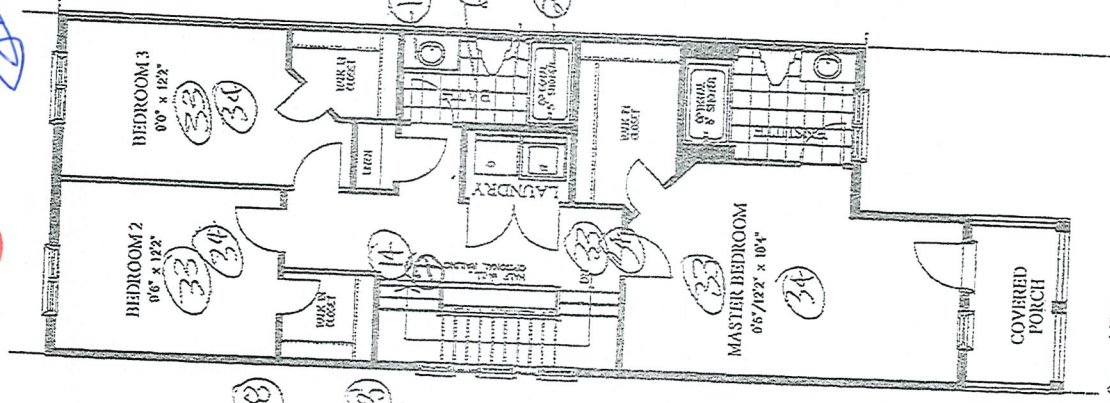
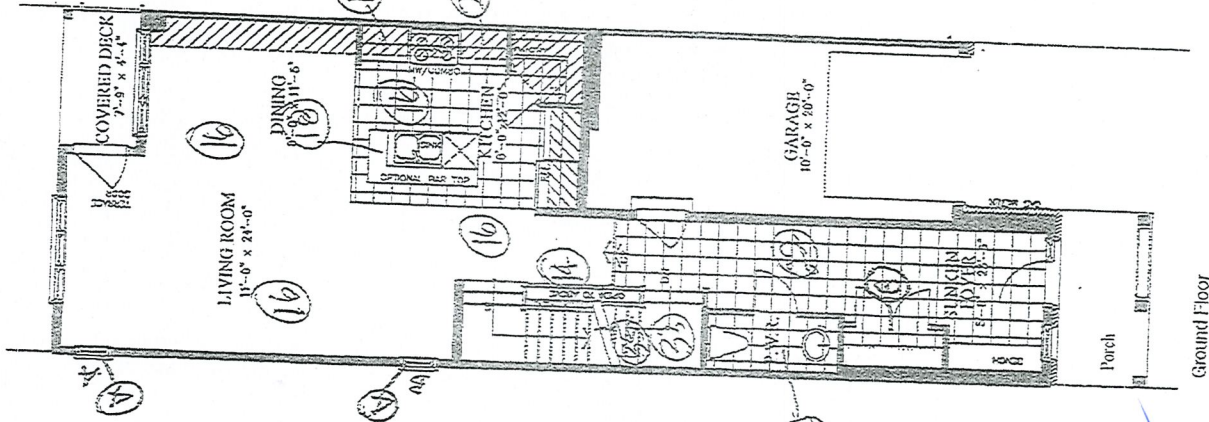
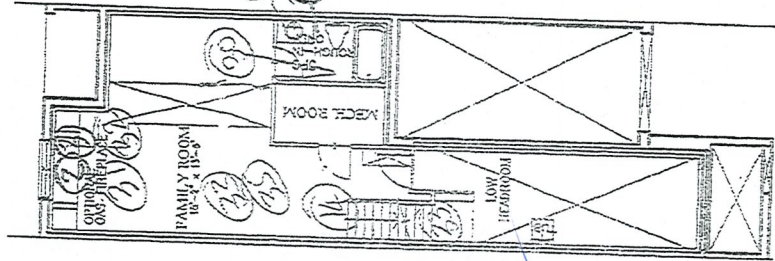
FL

SL

FL

The Lewis

Model 130
2087 sqft
(Includes 362 sqft in basement)



SCHEDULE H

Project: Redwood Landing
Plan No: 4M-1589
Model: 130
Date: February 15-2020
Purchaser: Gregory Herrick Lobo
Purchaser: Susana Margaret Lobo

All dimensions are approximate.
Exterior illustrations are not to scale and may not be as shown.
E & O.E. plans, materials and specifications are subject to change without notice.
Actual usable floor space may vary from the stated floor area.
NOTE: * Number of steps varies due to site grading.

E. & O.E. 01/12/17.
130.dwg

Valecraft



Kentel JKL REV 10